

Drainage Strategy Report

Felmingham, North Yorkshire

North Walsham, Norfolk



By: J Blackwell

Date: 23 /2/ 21

Introduction

The drainage strategy report has been prepared to support a planning application:

'Proposed demolition of link single storey blocks and conversion of existing care home into 20 No residential apartments'

The main objectives of this Report are:

- To undertake an assessment of the drainage infrastructure available to the site.
- To identify any constraints which will need to inform the design process.
- To review the current drainage and to limit the amount of proposed work.

This drainage appraisal report is prepared for LPB Homes for the purposes of supporting a planning application only and should not be used for any other purpose.

The information, views and conclusions drawn concerning the site are based, in part, on information supplied to LPB Homes by other parties.

Existing Drainage Arrangements

The existing building is a care home with 34 bedrooms.

General Description The site is in Felmingham which is a village and civil parish in the English county of Norfolk. It covers an area of 7.68 km² (2.97 sq mi) and had a population of 564 in 218 households.

Felmingham falls within the district of North Norfolk.

The village is 2.3 miles (3.7 km) west of North Walsham, 4.3 miles (6.9 km) east of Aylsham and 16.4 miles (26.4 km) north of the city of Norwich.

The River Bure passes very close to the eastern side of the village. The Parish of Felmingham and its council is responsible to the council of the District of North Norfolk and that of the County of Norfolk in which it is located. (see floor risk map in appendix for further info).

A topographical survey of the site undertaken is included and the drawing forms part of the planning application.

This shows a largely flat site totalling approximately 5780m².

Public Sewerage

The public sewer map (Anglian Water) is included in the appendix. This shows no public sewers onsite and the nearest public sewer.

The existing onsite drainage system discharges to the sewer, and as such the sewerage up to the first manhole within the developer's site curtilage will be classed as public sewer since the sewer transfer in 2011.

Flood Risk According to the NRW flood maps, also included in the Appendix, the site is not located in an area flooding. There is no risk of flooding from surface water at the site as shown on the flood map.

Proposed Site Drainage Strategy.

A proposed development layout is included in the appendix.

The proposed development totals 20 residential apartments comprising of a mix of 2 bed apartments and 1 bed apartments, served by a shared access from the B1145.

The existing pipework exiting the site onto the B1145 Road may be suitable for re-use subject to condition survey and agreement.

The existing drainage is included within the appendix, this currently includes:

32 x WC / washrooms

19 x Proposed sinks

The proposed apartments:

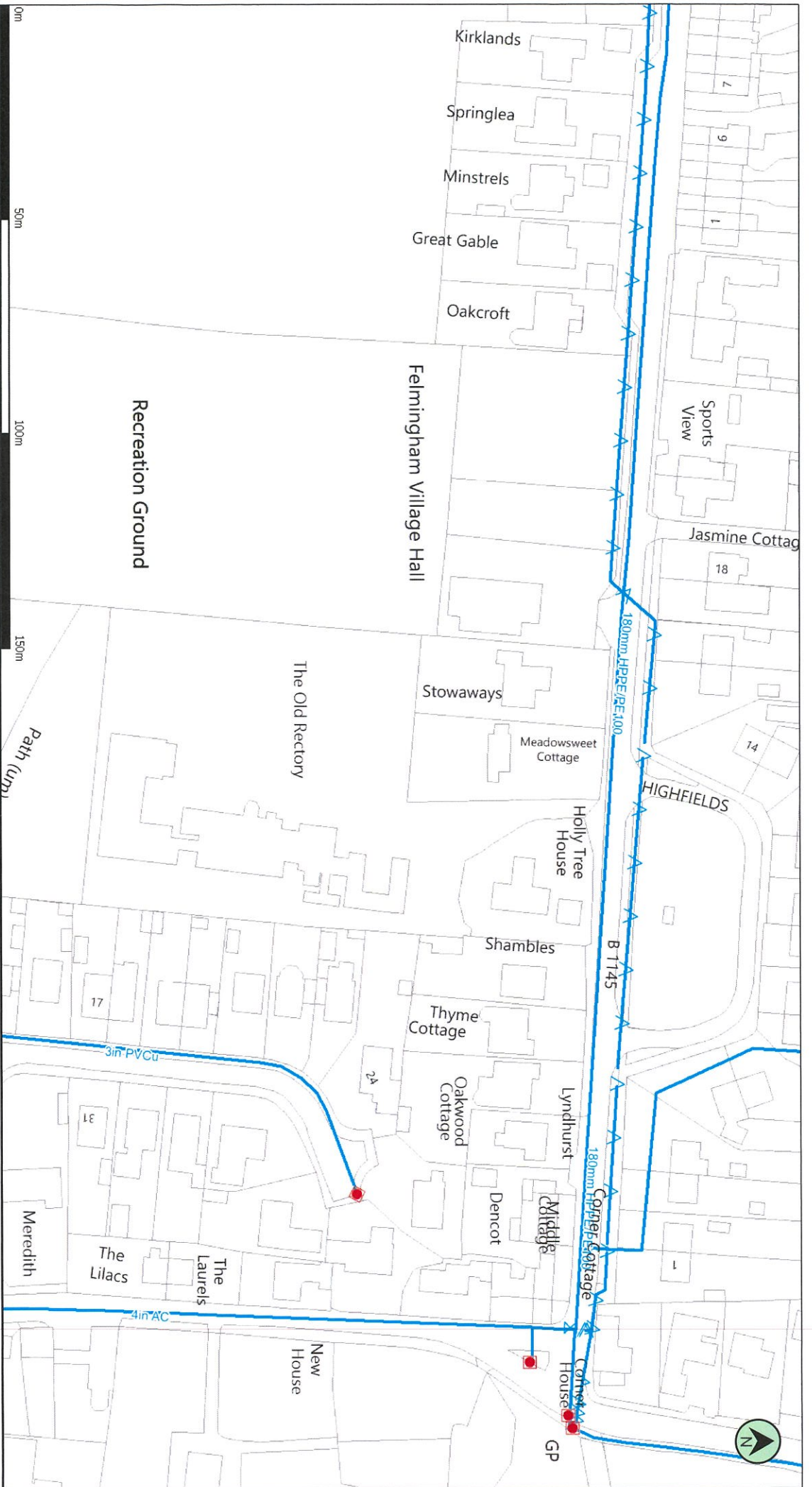
23 x Bathrooms

19 proposed sinks.

Summary:

Is it felt the proposal will have a minimal impact on the existing building due to the current use / arrangement.

Both the surface water and foul drainage will have the same site connection and as the existing building is largely being retained the new drainage arrangement will have minimal impact.



(c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 26/02/21 Scale: 1:1250 Map Centre: 624960,329307 Data updated: 31/01/21 Our Ref: 512581 - 1 Clean Water Plan A4

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to consult the relevant site plan as MUST be established by trial holes. No liability whatsoever including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

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The Old Rectory





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Date: 26/02/21

Scale: 1:1250

Map Centre: 624960,329307

Data updated: 31/01/21 Our Ref: 512581 - 2

Wastewater Plan A4

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 196 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Services pipes, private sewers and drains are generally not shown on this map and are not shown on this plan. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy, or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

	Foul Sewer		Outfall*		Sewage Treatment Works
	Surface Sewer		Inlet*		Public Pumping Station
	Combined Sewer		Manhole*		Decommissioned Pumping Station
	Final Effluent				
	Rising Main*				
	Private Sewer*				
	Decommissioned Sewer*				

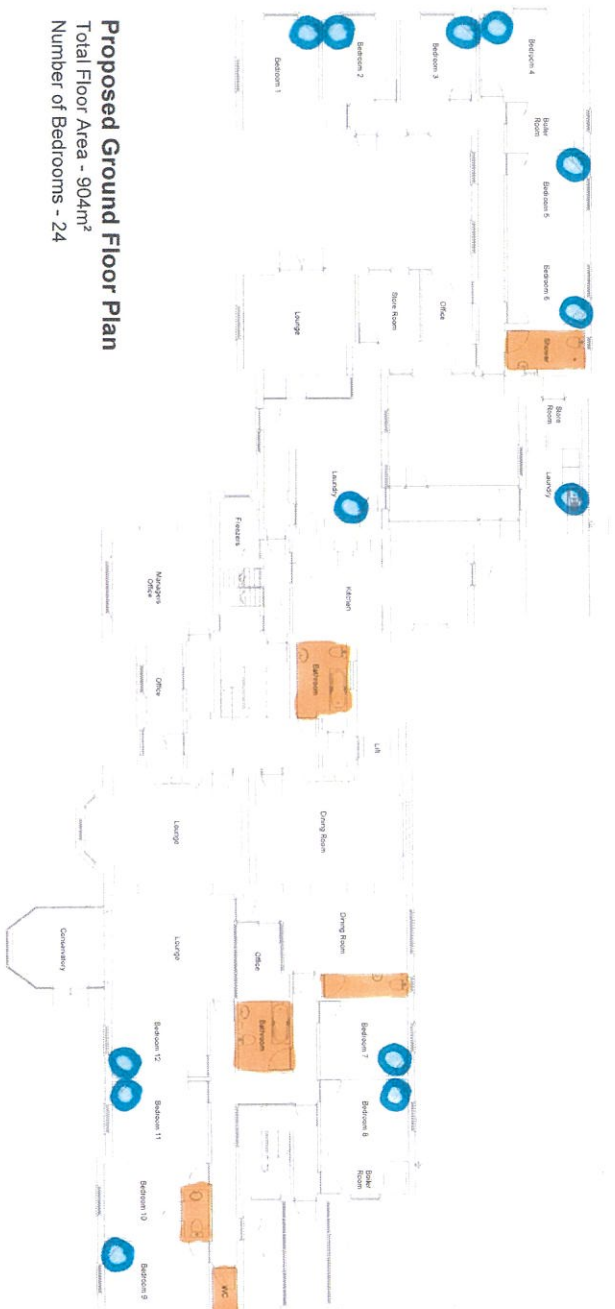
*Colour denotes effluent type



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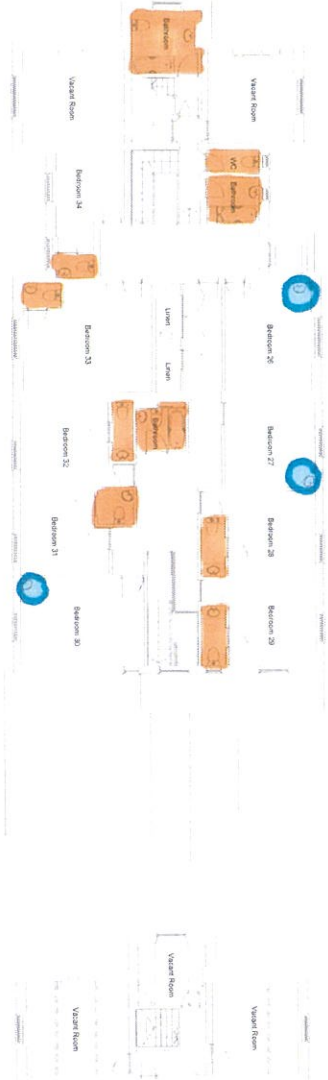


Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert	Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0301	F	29.753	28.333	1.42					
0302	F	28.984	28.704	0.28					
9301	F	30.18	29.57	0.61					

EXISTING LAYOUT



32 x  WC/washroom facilities.
 19 x  proposed sink



19/11/16 - Original Drawing
 Rev. Date Reason/Description
 01
 02
 03

ADG ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

LFB Homes
 Proposed Conversion of the Old Rectory Care Home into Residential Apartments
 Existing Floor Plans

1:100 1:200

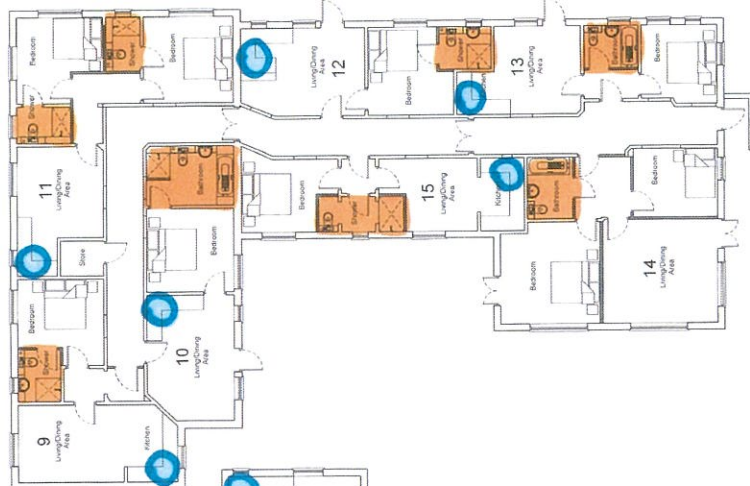
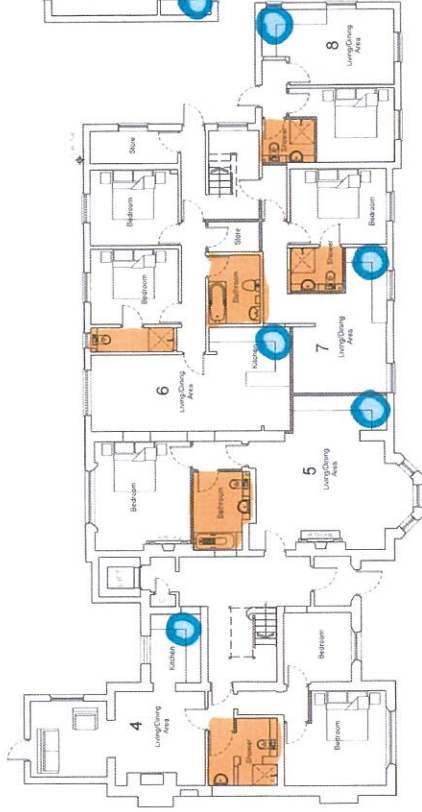
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PLANNING

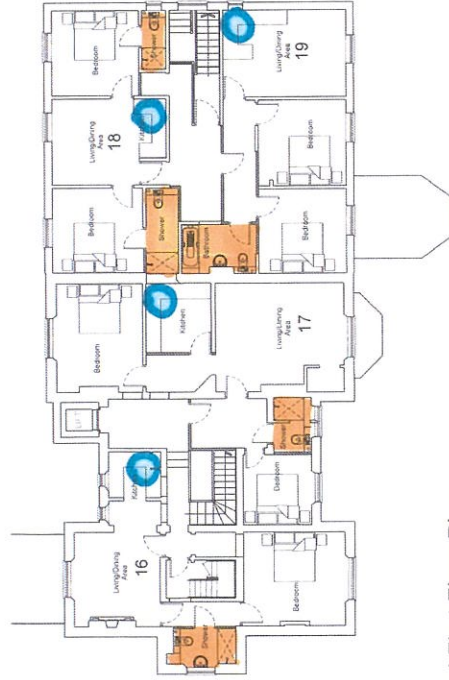
Proposed layout.

23 x WC / WASHROOM FACILITIES.

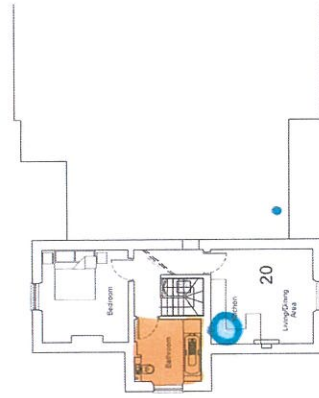
19 x PROPOSED SINK.



Proposed Ground Floor Plan
Number of Apartments - 15



Proposed First Floor Plan
Number of Apartments - 4



Proposed Second Floor Plan
Number of Apartments - 1

A		1/11/2021	Apartment Level 15 floor level related to 2nd apartments	JB	JB
		27/1/2021	Original Drawing	JB	JB
Rev	Date	Revision Description			
LPE Homes					
Proposed Conversion of Framingham Old Rectory into Residential Accommodation					
Proposed Floor Plans					
		1:100	1:200		
		H.20.57	(00) 2	A	
PLANNING					

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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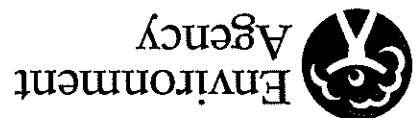
Notes

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

This means:

Your selected location is in flood zone 1, an area with a low probability of flooding.

Flood map for planning



Your reference: Flood Risk
 Location (easting/northing): 624830/329342
 Created: 25 Feb 2021 16:57



Flood map for planning

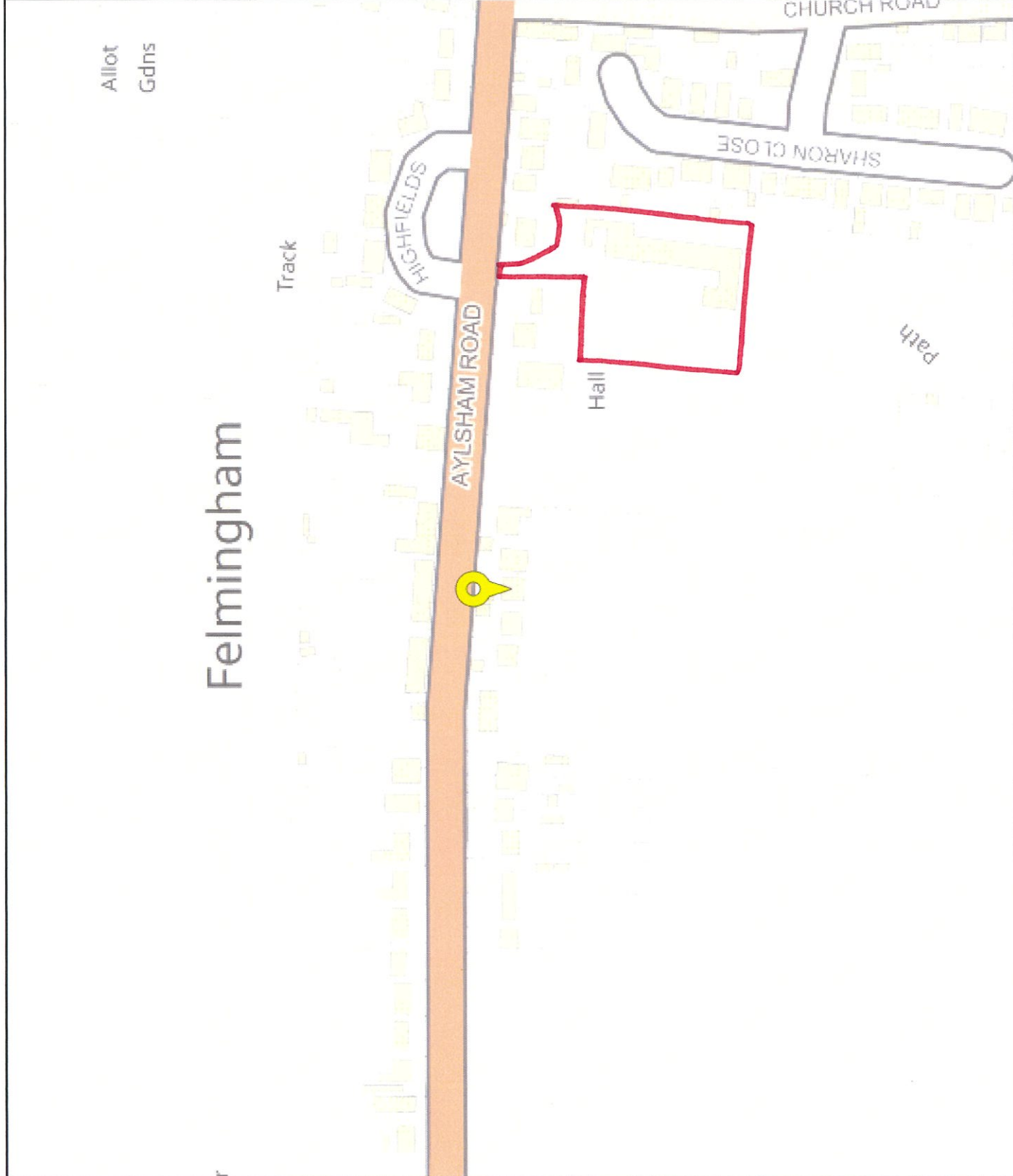
Your reference

Flood Risk

Location (easting/northing)
624830/329342

Scale
1:2500

Created
25 Feb 2021 16:57



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area

